Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	59 LANCASTER ROAD MOOROOLBARK VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$695,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$824,777	Property type	House	Suburb	Mooroolbark
Period-from	01 Aug 2022	to	31 Jul 2023	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/29 CAMBRIDGE ROAD MOOROOLBARK VIC 3138	$820,000	07-Jul-23
4A NEVILLE STREET MOOROOLBARK VIC 3138	$776,000	20-Mar-23
8 GREENVILLE STREET MOOROOLBARK VIC 3138	$775,000	26-Apr-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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Kym Burnett
P 9723 0060
M 0466 674 684
E kym.b@stockdaleleggo.com.au



4/29 CAMBRIDGE ROAD MOOROOLBARK VIC 3138

3 2 2

Sold Price RS $820,000 Sold Date 07-Jul-23

Distance 1.68km



4A NEVILLE STREET MOOROOLBARK VIC 3138

3 2 2

Sold Price $776,000 Sold Date 20-Mar-23

Distance 1.73km



8 GREENVILLE STREET MOOROOLBARK VIC 3138

3 2 2

Sold Price $775,000 Sold Date 26-Apr-23

Distance 1.75km

RS = Recent sale **UN** = Undisclosed Sale

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